

GREENWOOD COMMON COUNCIL

ORDINANCE NO. 15-42

**AN ORDINANCE TO AMEND THE TEXT OF ORD. 82-1 "ZONING CODE", AS
AMENDED, TO ESTABLISH RESIDENTIAL ARCHITECTURAL DESIGN
STANDARDS**

WHEREAS, the Greenwood Advisory Plan Commission ("Commission") conducted a public hearing on the petition for zoning text amendments relative to the creation and establishment of Residential Architectural Design Standards;

WHEREAS, the Commission, after paying reasonable regard to: 1) the Greenwood Comprehensive Plan, 2) the current conditions and the character of the current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the jurisdiction, and 5) responsible development and growth, made a **favorable recommendation** (9 – 0) regarding said text amendments and certified the same to the Greenwood Common Council;

WHEREAS, the Greenwood Common Council has given notice of its intention to consider this matter; and

WHEREAS, the Greenwood Common Council has considered the recommendation of the Commission and paid reasonable regard to items 1 through 5 referred to above.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENWOOD, INDIANA, THAT:

Section 1. The Greenwood Common Council hereby amends Greenwood Common Council Ordinance No. 82-1, and Greenwood Municipal Code (1993) Chapter 10 "Zoning, Planning and Development", by adding thereto and inserting therein following the section in Article 6 on Supplementary District Regulations, a section to be known as Article 6, Section 10-107, Residential Architectural Design Standards in the words as follows:

Section 10-107 Residential Architectural Design Standards.

Statement of Purpose: The implementation of various design standards is a catalyst to ensure quality construction for present and future developments. The following requirements for residential development, therefore, are required for all new residential construction.

6.24.01. Architectural Design Standards: Single-family and Two-family: This section applies to single and two-family residential development in the following zoning districts: AG, S-F, R-1, R-2, R-2A, R-2B and R-3.

A. Facade:

1. Masonry:

a. Front Elevation: One (1) of the following standards must be met on the front elevation of every newly constructed single-family dwelling:

i. Dwellings that have masonry on a minimum of fifty percent (50%) of the front façade (masonry shall include brick or stone only), excluding doors, windows and other openings, and shall include architectural features from 6.24.01(A)(3): Architectural Features sufficient to accumulate:

[a] One-story: Six (6) or more points;

[b] Two-story: Eight (8) or more points.

ii. Dwellings that have masonry on less than fifty percent (50%) on the front façade (masonry shall include brick or stone only), excluding doors, windows and other

openings, shall include architectural features from 6.24.01(A)(3): Architectural Features sufficient to accumulate:

- [a] One-story: Eight (8) or more points;
- [b] Two-story: Ten (10) or more points.

- b. Side and Rear Elevation: The side and rear facades of single-family dwellings that abut a trail shown on the Trails and Greenways Master Plan, a park shown on the Parks Master Plan, or are established on corner lots or perimeter lots shall meet either of the following standards:
 - i. At least thirty percent (30%) masonry as the exterior building material on the façade (masonry to include brick or stone only), excluding doors, windows and other openings, and contain at least three (3) architectural feature outlined in 6.24.01(A)(3): Architectural Features; or
 - ii. If the front elevation of the house conforms to §(A)(1)(a)(ii), the visible façade shall have a total of six (6) or more points from the list of architectural features outlined in 6.24.01(A)(3): Architectural Features.
- 2. Exterior Material: All siding shall be masonry, wood, fiber cement board siding, stucco, composite lap siding, decorative precast panels, aluminum, EIFS, or heavy-gauge vinyl (minimum of 0.047" gauge). Lap siding shall have a maximum ten-inch (10") exposed board face. Vinyl siding shall be nailed and not stapled to the side of the house.
- 3. Brick or Stone Wrap: All units abutting, or abutting common area/easement which abuts, a city street, trail, property, or neighborhood common area shall have a first floor brick or stone wrap. This requirement shall also apply to all units on corner lots. All units in neighborhoods zone R2-B shall have first floor brick or stone wraps regardless of location.
- 4. Architectural Features: All features are worth one (1) point unless indicated otherwise.
 - a. Front Entry:
 - i. Front porch equal to or greater than eight (8) feet in width and four (4) feet in depth: (2 points);
 - ii. Covered stoop/steps with a connection pathway from sidewalk;
 - iii. Architecturally treated entrances for dwellings without a front porch;
 - iv. Decorative front door or side lights;
 - b. Roof:
 - i. Hip roof;
 - ii. Multiple gables on the front elevation;
 - iii. Cross gable;
 - iv. Architectural treatments on gable ends;
 - v. Two (2) or more roof planes visible from the front of the dwelling: (2 points);
 - vi. Two (2) or more dormers;
 - c. Garage:
 - i. Decorative garage doors on front- or side-loading garages;

- ii. Windows in front- or side-loading garage doors;
 - iii. A separate overhead door per car for each garage bay on front- or side-loading garages;
 - iv. No front-loading garage: (2 points);
- d. Wall Planes:
- i. At least a four-foot (4') deep offset at one (1) or more points along the front elevation; and
 - ii. At least a two-foot (2') deep offset at two (2) or more points along the front elevation.
- e. Masonry:
- i. Full first floor masonry (brick or stone only) on the front elevation, excluding doors, garage doors, windows, architectural features, cantilevered areas, bay windows, and any area that does not have a supporting foundation for the masonry load (including, without limitation, the small area above the garage door on some models, and any areas on the façade that are above roofing materials and would thus require masonry to be laid above the roof);
 - ii. Masonry accent areas (brick or stone only) on one hundred percent (100%) of the front elevation, excluding openings and areas that will not support masonry;
 - iii. More than two (2) masonry materials on the front elevation;
 - iv. Masonry detailing (either multiple quoins or other features such as arches, keystones);
 - v. Fiber cement siding in all areas not covered by other masonry, excluding doors, garage doors, windows, architectural features, cantilevered areas, bay windows, and any area that does not have a supporting foundation for the masonry load (including, without limitation, the small area above the garage door on some models, and any areas on the façade that are above roofing materials and would thus require masonry to be laid above the roof);
- f. Projections from the Facade Plane:
- i. Veranda/balcony;
 - ii. Sunroom (2 points; perimeter and corner lots, only)
 - iii. Screened porch (perimeter and corner lots, only)
 - iv. Breakfast nook;
 - v. Turret: (2 points);
- g. Windows:
- i. Transom window;
 - ii. Bay window;
 - iii. Decorative shutters on front elevation;
- h. Architecturally enhanced/articulated trim moldings (such as sunburst louvers above windows);

i. Decorative columns composed of wood or glass.

5. Dimensions: A single-family dwelling facade shall comprise at least fifty percent (50%) of the total façade width. The garage shall not exceed more than fifty percent (50%) of the facade width.

B. Entries: Single-family dwelling entries shall have a presence toward the street and be accented with at least one

1. building-mounted light fixture.

C. Roof:

1. Minimum Pitch: 8 (vertical units):12 (horizontal units)
2. Materials: Quality roof materials such as tile, slate, cedar shake with fire protection, thirty-year dimensional asphalt or fiberglass shingles, high-quality standing seam metal roofing, or high quality metal shingle roofing shall be used on all structures. All metal roofing shall be low-gloss and a base color.
3. Minimum Eave/Overhang Width: All dwellings shall have eaves or overhangs a minimum of eight (8) inches deep on at least eighty percent (80%) of the roofline. Depth shall be determined prior to the installation of masonry.

D. Automobile Storage:

1. Minimum Garage Capacity: Minimum two-car, attached garage required.
2. Garage Capacity of Three or More Bays: Every two (2) bays (not to exceed a maximum of twenty-five feet(25')) shall have a separate door, and shall be offset two (2) feet from adjacent door(s). The term "Frontloading" applies to and includes garages that load from a primary and/or secondary frontage.
3. Minimum Garage Depth: Twenty (20) feet.
4. Garage-forward Design:
 - a. Front-loading garages that protrude between eight (8) and twelve (12) feet forward of the dwelling area shall have at least one (1) window installed in the garage wall that is perpendicular to the facade of the dwelling.
 - b. Front-loading garages that protrude between twelve (12) and sixteen (16) feet forward of the dwelling area shall have at least two (2) windows installed in the garage wall that is perpendicular to the facade of the dwelling.
 - c. Garages that protrude more than sixteen (16) feet shall be side-loaded and shall install a window that faces the street.
5. Carport: Carports and canopies (permanent and/or temporary) shall be prohibited.

E. Projections from the Facade Plane: In order to earn points under 6.24.01(A)(3)(f): Projections from the Facade Plane, the feature must meet the following design requirements:

1. Sunroom: The sunroom shall:
 - a. Be architecturally incorporated into the primary structure;
 - b. Be constructed of the same exterior material as the primary structure;
 - c. Have a glazing area in excess of forty percent (40%) of the gross area of the exterior walls;

- d. Have a roof with a minimum pitch of 5 (vertical units):12 (horizontal units); and
 - e. Utilize the same roofing materials as the primary structure.
2. Screened Porch: The screened porch shall:
- a. Be architecturally incorporated into the primary structure;
 - b. Be constructed of the same exterior material as the primary structure;
 - c. Have a roof with a minimum pitch of 5 (vertical units):12 (horizontal units); and
 - d. Utilize the same roofing materials as the primary structure.

F. Windows: Windows are required on all sides of the dwelling that are:

- 1. Adjacent to a street; or
- 2. Adjacent to a common area; or
- 3. Not perpendicular to the street.

6.24.02. Architectural Design: Multi-family Residential. This Architectural Design Standards (AD) section applies to developments which consist of buildings of three-units or greater within the following zoning districts: R-3, R-4, B-1, C-1, C-2, and C-3.

A. Facade:

- 1. Detailing: Architectural detailing, horizontal/vertical offsets, window details and other features shall be provided on all sides of the building to avoid blank walls.
- 2. Materials: All units must be constructed of masonry materials (brick or stone) only excluding doors, garage doors, windows, architectural features, cantilevered areas, bay windows, and any area that does not have a supporting foundation for the masonry load (including, without limitation, the small area above the garage door on some models, and any areas on the facade that are above roofing materials and would thus require masonry to be laid above the roof).

B. Entries: Entries shall be clearly defined and accented with such features as awnings, porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms and arches.

C. Roof:

- 1. Minimum Pitch: 8 (vertical units):12 (horizontal units).
- 2. Materials: Quality roof materials such as tile, slate, three-dimensional asphalt or fiberglass shingles shall be used on all structures.
- 3. Minimum Eave/Overhang Width: All multi-family buildings shall have eaves or overhangs a minimum of twelve (12) inches deep. Depth shall be determined prior to the installation of masonry.
- 4. Facade and Roof Articulation: Any structure with three (3) or more units shall incorporate significant wall and roof articulation to reduce apparent scale. Elements such as balconies, porches, arcades, dormers, cross gables, secondary hipped or gabled roofs can be used to achieve this appearance.

E. Windows: Windows are required on all sides of the building that are:

1. Adjacent to a street; or
2. Adjacent to a common area; or
3. Not perpendicular to the street.

F. Architectural Features: Each multi-family building shall each have a total of twelve (12) or more points from the following list. All features are worth one (1) point unless indicated otherwise.

1. Front Entry:
 - a. Front porch equal to or greater than eight (8) feet in width and four (4) feet in depth: (2 points);
 - b. Covered stoop/steps with a connection pathway from sidewalk;
 - c. Architecturally treated entrances for dwellings without a front porch;
 - d. Decorative front door or side lights;
2. Roof:
 - a. Hip roof;
 - b. Multiple gables on the front elevation;
 - c. Cross gable;
 - d. Architectural treatments on gable ends;
 - e. Two (2) or more roof planes visible from the front of the structure: (2 points);
 - f. Two (2) or more dormers;
 - g. Overhangs or soffits of at least fifteen (15) inches over all exterior walls;
3. Garage:
 - a. Decorative garage doors on front- or side-loading garages;
 - b. Windows in front- or side-loading garage doors;
 - c. A separate overhead door per car for each garage bay on front- or side-loading garages;
 - d. No front-loading garage: (2 points);
4. Wall Planes:
 - a. At least a four-foot (4') deep offset at one (1) or more points along the front elevation;
 - b. At least a two-foot (2') deep offset at two (2) or more points along the front elevation;
5. Masonry:
 - a.
 - d. Masonry detailing (either multiple quoins or other features such as arches, keystones);

6. Projections from the Facade Plane:

- a. Veranda/balcony;
- b. Sunroom (perimeter and corner lots, only);
- c. Screened porch (perimeter and corner lots, only);
- d. Breakfast nook;
- e. Turret: (2 points);

7. Windows:

- a. Transom window;
- b. Bay window;
- c. Decorative shutters on front elevation;

8. Architecturally enhanced/articulated trim moldings (such as sunburst louvers above windows);

9. Decorative columns composed of wood or glass.

G. Mechanical and Utility Equipment Screening: All mechanical equipment, trash compactors, pallets, and the like shall be screened from view. Screening can be achieved by landscaping, fences or walls for ground-placed equipment, and the use of parapet walls or other roof designs for roof-mounted equipment. Screening enclosures shall be architecturally compatible with the primary structure.

Section 2. The Greenwood Plan Commission is hereby authorized to make the above described change to the text of the Greenwood Zoning Ordinance and to print and file two (2) copies of the amended zoning ordinance in the Office of the Greenwood City Clerk to keep on file for public inspection.

Section 3. The sections, paragraphs, sentences, clauses, phrases and words of this ordinance are separable, and if any word, phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a Court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs and sections of this ordinance.

Section 4. This ordinance shall have no effect on existing litigation or causes of action, and shall not operate as an abatement of any action or proceeding now pending or which could be brought as to any changed provision of Ordinance No. 82-1, as amended; or the Greenwood Municipal Code (1993), as amended, by virtue of the ordinances or sections of ordinances or code provisions so amended or repealed and this ordinance is to amend only as provided above and does not affect any other sections of Ordinance 82-1, as amended, or Greenwood Municipal Code (1993), as amended, except to the extent necessary to give this ordinance full force and effect.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

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Passed by the Common Council of the City of Greenwood, Indiana, this 17th day of August, 2015.


J. David Hopper, President
Greenwood Common Council

FOR:

AGAINST:

Linda S Gibson

Linda S. Gibson

Absent

Ezra J. Hill

[Signature]

Bruce Armstrong

Ronald Bates

Ronald Bates

[Signature]

J. David Hopper

[Signature]

Thom Hord

Michael Campbell

Michael Campbell

Brent Corey

Brent Corey

Tim McLaughlin

Tim McLaughlin

ATTEST:

Jeannine Myers
Jeannine Myers, Clerk

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 17th day of August, 2015, is presented by me this 19th day of August, 2015, at 4:00 O'Clock P.M, to the Mayor of the City of Greenwood, Indiana.

Jeannine Myers
Jeannine Myers, Clerk

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 17th day of August, 2015, is signed and approved by me this 24th day of August, 2015, at 8:00 O'Clock A.M.

Mark W. Myers
MARK W. MYERS, Mayor of
the City of Greenwood, Indiana

CONFIRMATION VOTE






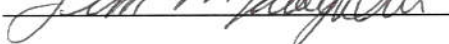
Passed by the Common Council of the City of Greenwood, Indiana, this 9th day of September, 2015.



J. David Hopper, President
Greenwood Common Council

FOR:

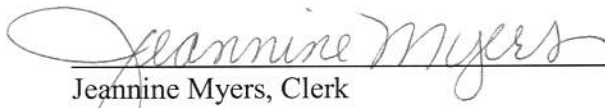
AGAINST:

_____	Linda S. Gibson	_____
	Ezra J. Hill	_____
_____	Bruce Armstrong	_____
	Ronald Bates	_____
	J. David Hopper	_____
_____	Thom Hord	_____
	Michael Campbell	_____
	Brent Corey	_____
	Tim McLaughlin	_____

ATTEST:

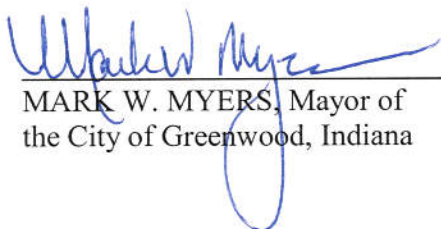

Jeannine Myers, Clerk

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 9th day of September, 2015, is presented by me this 10th day of September, 2015, at 8:00 O'Clock A.M, to the Mayor of the City of Greenwood, Indiana.



Jeannine Myers, Clerk

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 9th day of September, 2015, is signed and approved by me this 11th day of September, 2015, at 9:00 O'Clock A.M.



MARK W. MYERS, Mayor of
the City of Greenwood, Indiana